

Chapter 7: Housing

Housing Units

HOUSING UNITS

In 2000, the total number of housing units in the City was 782,378, an increase of 3% since 1990. In both 1990 and 2000 the Super Neighborhoods with the highest number of units were in Alief, Sharpstown and Greater Uptown.

Between 1990 and 2000, 26,148 units were added to Houston's supply of housing units. Most of the growth in the total number of units occurred in the western half of the inner city, as well as the suburban edges of the City to the northeast, southeast, and southwest.

Several Super Neighborhoods across the City experienced dramatic changes. Super Neighborhoods with the largest increases include Eldridge/West Oaks (6,950), Kingwood (5,039) and Greenway/Upper Kirby

(3,779). While the increases were concentrated in these areas, losses were spread over larger parts of the City. Most Super Neighborhoods in the eastern half and the northern half of the City saw a net loss in units during this time frame. Magnolia Park (2,152) and Greater Third Ward (1,936) saw the biggest losses. This is corroborated by City of Houston building permit data for construction and demolition that shows a pattern of high demolition activity and low new development activity in the eastern part of the City and in Third Ward; and high permit activity in the western part of the City (See Land Use and Demographic Profile 2003 for more details).

In a couple of Super Neighborhoods such as Greater Greenspoint and Springbranch East, population increased significantly while the number of housing units decreased significantly.

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Table 7.1
Number of Housing Units by Super Neighborhood

SUPER NEIGHBORHOOD	2000	1990	% Change	Change
ELDRIDGE / WEST OAKS	21,335	14,385	48%	6,950
KINGWOOD AREA	19,370	14,331	35%	5,039
GREENWAY / UPPER KIRBY AREA	11,774	7,995	47%	3,779
CLEAR LAKE	23,709	20,306	17%	3,403
WESTCHASE	13,761	10,738	28%	3,023
GREATER UPTOWN	26,802	23,797	13%	3,005
ADDICKS PARK TEN	2,540	632	302%	1,908
LAWNDALE / WAYSIDE	6,644	5,017	32%	1,627
MACGREGOR	8,250	6,649	24%	1,601
BRIARFOREST AREA	20,017	18,562	8%	1,455
BRAEBURN	14,759	13,417	10%	1,342
FAIRBANKS / NORTHWEST CROSSING	6,169	4,900	26%	1,269
MIDTOWN	2,776	1,561	78%	1,215
BRAESWOOD PLACE	10,292	9,113	13%	1,179
DOWNTOWN	1,935	781	148%	1,154
NEARTOWN - MONTROSE	18,479	17,407	6%	1,072
MEMORIAL	19,400	18,447	5%	953
CENTRAL SOUTHWEST	12,878	12,003	7%	875
WASHINGTON AVENUE / MEMORIAL	8,699	7,864	11%	835
AFTON OAKS / RIVER OAKS AREA	8,234	7,472	10%	762
WILLOWBROOK	1,764	1,008	75%	756
FORT BEND / HOUSTON	9,944	9,280	7%	664
WOODLAKE / BRIARMEADOW	23,560	22,966	3%	594
LAZY BROOK / TIMBERGROVE	5,557	5,016	11%	541
SPRING BRANCH CENTRAL	9,872	9,346	6%	526
ASTRODOME AREA	7,467	7,002	7%	465
WILLOW MEADOWS / WILLOWBEND AREA	5,478	5,119	7%	359
WESTBURY	8,415	8,078	4%	337
WESTBRANCH	1,414	1,079	31%	335
UNIVERSITY PLACE	6,928	6,596	5%	332
SHARPSTOWN	29,511	29,253	1%	258
SOUTH ACRES / CRESTMONT PARK	6,679	6,450	4%	229
LAKE HOUSTON	1,526	1,343	14%	183
SOUTH BELT / ELLINGTON	13,960	13,854	1%	106
PLEASANTVILLE AREA	1,475	1,409	5%	66
MEDICAL CENTER AREA	1,110	1,067	4%	43
GULFTON	17,504	17,464	0%	40
GULFGATE RIVERVIEW / PINE VALLEY	3,580	3,543	1%	37
MEADOWBROOK / ALLENDALE	7,050	7,039	0%	11
HIDDEN VALLEY	1,268	1,260	1%	8
SOUTH PARK	7,481	7,480	0%	1
EAST HOUSTON	6,125	6,126	0%	-1
CARVERDALE	632	670	-6%	-38
GREATER HOBBY AREA	14,795	14,837	0%	-42
GREATER INWOOD	15,146	15,214	0%	-68
EDGEBROOK AREA	7,164	7,250	-1%	-86
EASTEX - JENSEN AREA	8,561	8,648	-1%	-87

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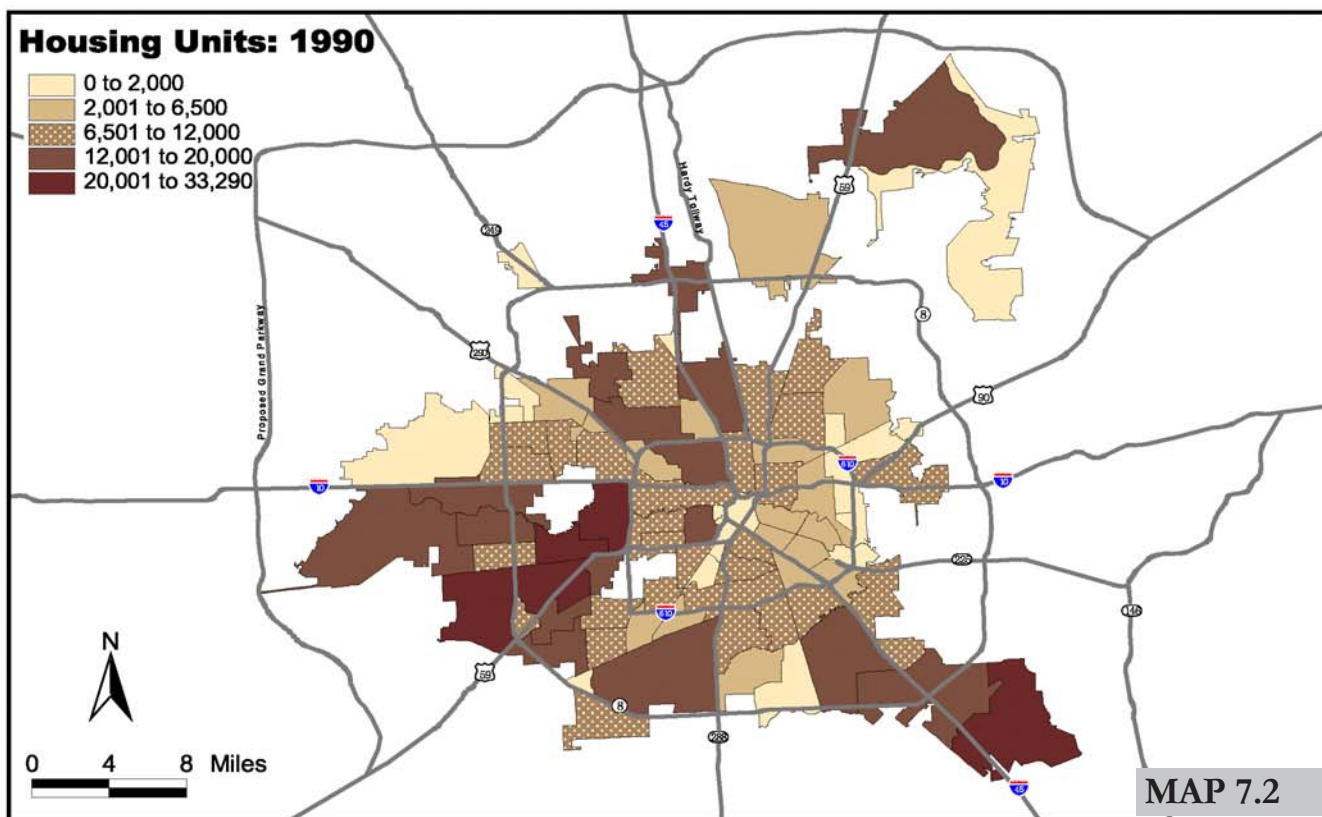
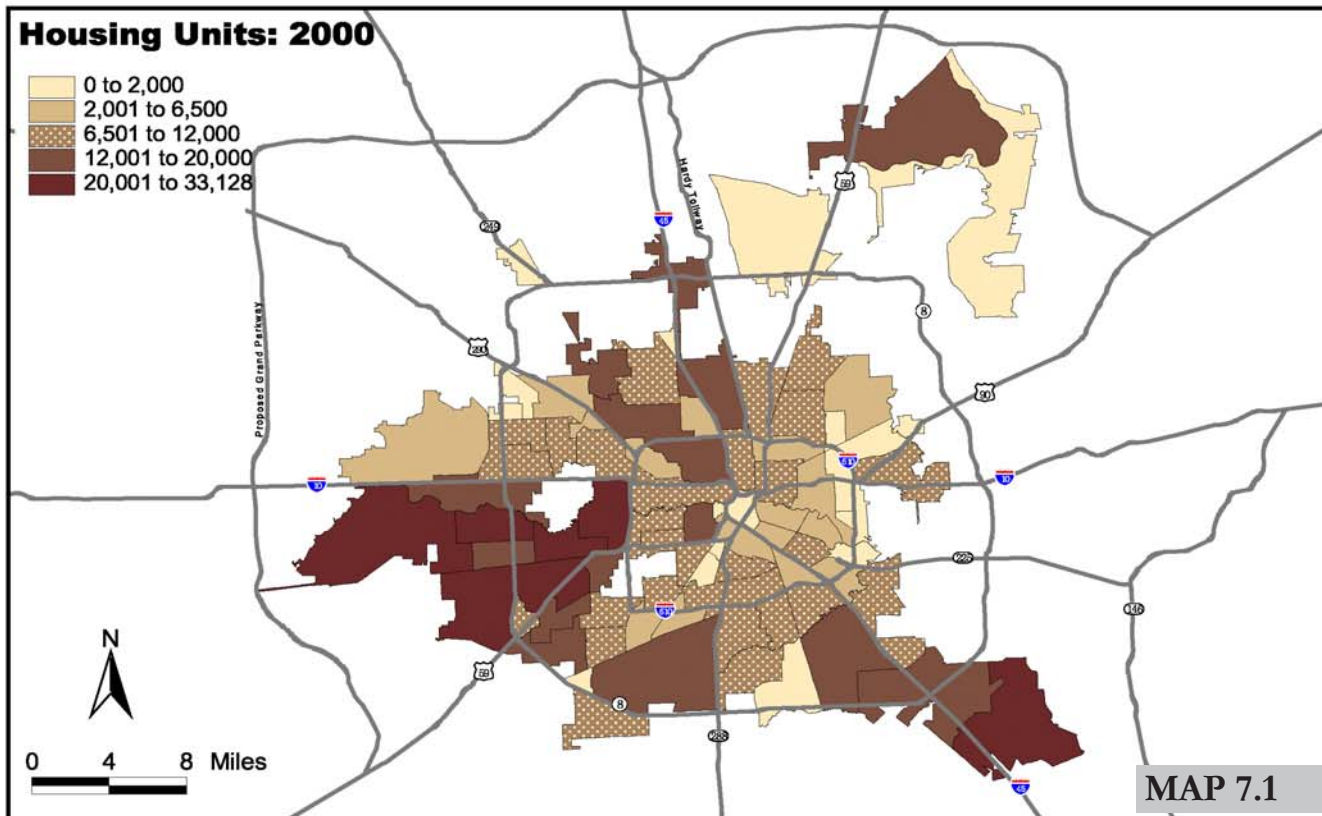
Table 7.1 (continued)
Number of Housing Units by Super Neighborhood

SUPER NEIGHBORHOOD	2000	1990	% Change	Change
PECAN PARK	5,346	5,475	-2%	-129
HUNTERWOOD	828	959	-14%	-131
WESTWOOD	8,163	8,301	-2%	-138
SECOND WARD	4,352	4,493	-3%	-141
CLINTON PARK TRI-COMMUNITY	1,134	1,280	-11%	-146
GREATER EASTWOOD	4,758	4,909	-3%	-151
FONDREN GARDENS	669	825	-19%	-156
ALIEF	33,128	33,290	0%	-162
DENVER HARBOR / PORT HOUSTON	5,335	5,502	-3%	-167
BINZ	1,804	1,971	-8%	-167
EAST LITTLE YORK / HOMESTEAD	7,470	7,639	-2%	-169
HARRISBURG / MANCHESTER	1,092	1,268	-14%	-176
SPRING SHADOWS	6,903	7,082	-3%	-179
NORTHSIDE/NORTHLINE	17,075	17,263	-1%	-188
SOUTH MAIN	2,593	2,807	-8%	-214
NORTHSHORE	8,911	9,125	-2%	-214
MINNETEX	845	1,083	-22%	-238
GOLFCREST / BELLFORT / REVEILLE	8,012	8,261	-3%	-249
SETTEGAST	1,698	1,964	-14%	-266
EL DORADO / OATES PRAIRIE	764	1,044	-27%	-280
MEYERLAND AREA	8,463	8,749	-3%	-286
GREATER FONDREN SOUTHWEST	18,347	18,665	-2%	-318
SPRING BRANCH WEST	10,765	11,105	-3%	-340
INDEPENDENCE HEIGHTS	5,421	5,793	-6%	-372
PARK PLACE	3,211	3,668	-12%	-457
NORTHSIDE VILLAGE	9,678	10,164	-5%	-486
OST / SOUTH UNION	7,839	8,332	-6%	-493
ACRES HOME	8,599	9,136	-6%	-537
KASHMERE GARDENS	4,727	5,302	-11%	-575
TRINITY / HOUSTON GARDENS	6,826	7,441	-8%	-615
GREATER HEIGHTS	18,668	19,330	-3%	-662
SUNNYSIDE	7,474	8,137	-8%	-663
LANGWOOD	2,982	3,658	-18%	-676
OAK FOREST / GARDEN OAKS	18,238	18,933	-4%	-695
IAH / AIRPORT AREA	1,905	2,611	-27%	-706
FOURTH WARD	876	1,963	-55%	-1,087
SPRING BRANCH EAST	9,308	10,784	-14%	-1,476
GREATER GREENSPOINT	17,176	19,002	-10%	-1,826
GREATER FIFTH WARD	8,610	10,455	-18%	-1,845
GREATER THIRD WARD	6,359	8,295	-23%	-1,936
MAGNOLIA PARK	4,237	6,388	-34%	-2,151
City of Houston	786,378	760,206	3%	26,172

*See Appendix for Map of Super Neighborhoods

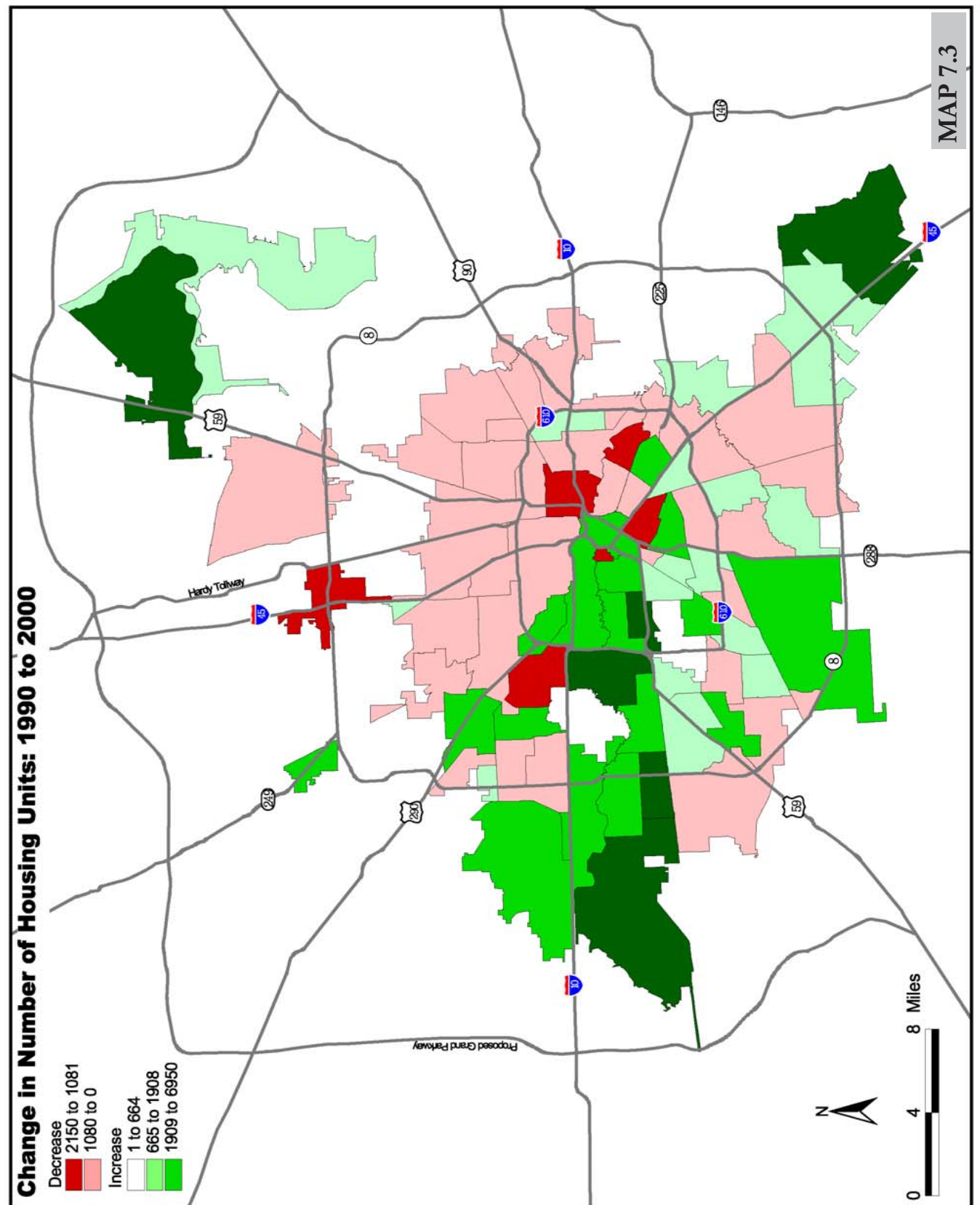
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*Houston Housing and Households 2000 (Source: U.S. Census Bureau)
City of Houston Planning and Development Department , Long-Range Planning Division*

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HOUSING UNITS BY TYPE

The U.S. Census Bureau collects information on housing units that describe the various types of housing that comprise the City's housing stock, and highlights areas of growth and decline in the City.

Of the City's diverse housing stock, almost half of the housing units are single-family one unit detached, about 1/4 are in large complexes with more than 20 attached units, and the remainder are in small/medium sized complexes. This represents only minimal change since 1990.

Between 1990 and 2000, the City of Houston gained 26,148 housing units. Consistent with Houston's suburban development patterns, about half of these are single-family one unit detached. There was a significant decline in the number of housing units in medium sized complexes (4 to 20 attached units), while there

was a significant increase in the number of housing units in large complexes. Units in medium sized complexes (5 to 20 attached units) declined by 17,052 units while those in large complexes (21+ attached units) increased by 33,335 units.

One Unit Detached

Citywide, one unit detached housing accounts for 47% of all housing units, only a marginal change from 46% in 1990. Several Super Neighborhoods in the eastern half of the City are predominantly one unit detached.

Between 1990 and 2000, the City gained 12,669 units. Most of these are in the western half of the City, the far northeast, and Clear Lake. Areas that lost such units tend to be in the eastern half of the City. Magnolia Park, Greater Fifth Ward, and Greater Third Ward lost more

According to the Census a housing unit* "may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters". Housing units can be attached or detached.

'One unit, detached' is a structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage.

'One unit, attached' is a structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

For purposes of analysis, the data on attached housing units has been compiled into:

Small Complexes: 1 to 4 Attached Units,
Medium-sized complexes: 5 to 20 Attached Units,
Large-sized complexes: 21 or more Attached units,

'Other' includes mobile homes, boats and vans.

*Throughout this chapter, 'unit(s)' refers to 'housing unit(s)'.

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such units than any other Super Neighborhoods in the City.

Small Complexes (1 to 4 Attached Units)

Citywide, small complexes with 1 to 4 attached units account for 12% of all housing units, a minor change from 11% in 1990. Super Neighborhoods with high proportions of its housing stock characterized by such units are inside Loop 610 and the western and southwestern part of the City. About 1/3 of the housing in Binz and Montrose Super Neighborhoods consist of attached units in small clusters.

Between 1990 and 2000, Super Neighborhoods in the southwestern part of the City added

such units while Super Neighborhoods immediately to the north and east of Downtown lost the most units.

Medium-sized complexes (5 to 20 Attached Units)

Citywide, medium-sized complexes with 5 to 20 attached units account for 14% of all housing units, a significant decrease from 17% in 1990. Super Neighborhoods with high proportions of its housing stock characterized by such units are located in the southwest, northwest, and far southeastern part of the City. About 1/3 of the housing in Willowbrook, Addicks/ Park Ten, Westchase, Westwood, and Fairbanks/ Northwest Crossing consist of medium sized complexes.

Table 7.2
Number of Housing Units: 1990 & 2000

	Units		% of total	
	2000	1990	2000	1990
1 Unit Detached	364,905	352,236	46.5%	46.5%
Small 1 to 4 Units	90,962	82,901	11.6%	10.9%
Medium 5 to 20 Units	111,549	131,083	14.2%	17.3%
Large 20+ Units	206,896	173,561	26.4%	22.9%
Other	8,066	16,449	1.0%	2.2%
Total	784,378	758,220	100.0%	100.0%

Change in Number of Housing Units: 1990 & 2000

	Units		#	%
	2000	1990	change	change
1 Unit Detached	364,905	352,236	3.6%	12,669
Small 1 to 4 Units	90,962	82,901	9.7%	8,061
Medium 5 to 20 Units	111,549	131,083	-14.9%	-19,534
Large 20+ Units	206,896	173,561	19.2%	33,335
Other	8,066	16,449	-51.0%	-8,383
Total	784,378	758,220	3.4%	26,158

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The majority of Super Neighborhoods lost units in this category (19,535 overall). Although Eldridge/ West Oaks gained 1,203 units in this category, areas to the southwest lost especially large numbers of units. Sharpstown lost the most at 2,803 units.

Large-sized complexes (21 or more Attached Units)

Citywide, housing units in large-sized complexes account for 26% of all housing units, a significant increase from 23% in 1990. Super Neighborhoods with high proportions of its housing stock characterized by such units are generally west of Downtown. Downtown (82%), Gulfton (72%), and South Main (63%) have largest concentrations of units in this category. A number of Super Neighborhoods on the City's edge have such large complexes. Many areas to the northeast have less than 5% category.

Super Neighborhoods to the southwest, outside Loop 610 have the largest numbers of units in this category. Sharpstown, Woodlake/ Briarmeadow, and Gulfton had the most units in this category in both 1990 and 2000. Greenway/ Upper Kirby and Eldridge/ West Oaks saw the largest increases in City in this category with over 3,000 new units added in each.

The majority of Super Neighborhoods added units in this category between 1990 and 2000. Greenway/ Upper Kirby added the most with 3,762. Groups of Super Neighborhoods in the northwest and southeast lost units in this category. Spring Branch East lost the most at 840 units.

Other

A small number of units (1%) are classified as mobile homes or boats or vans/RVs. A few

Figure 7.1
Housing Units by Type: 2000

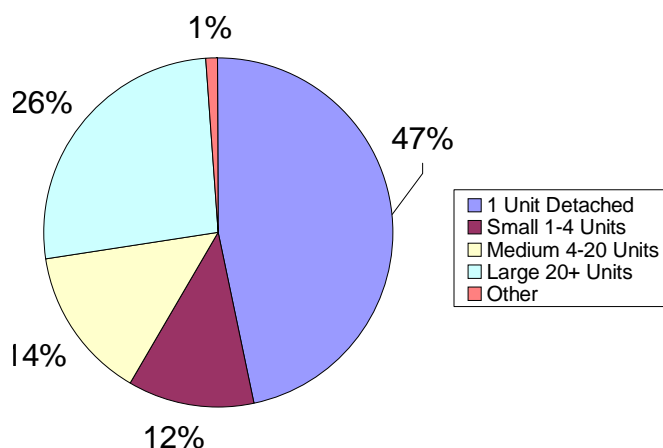
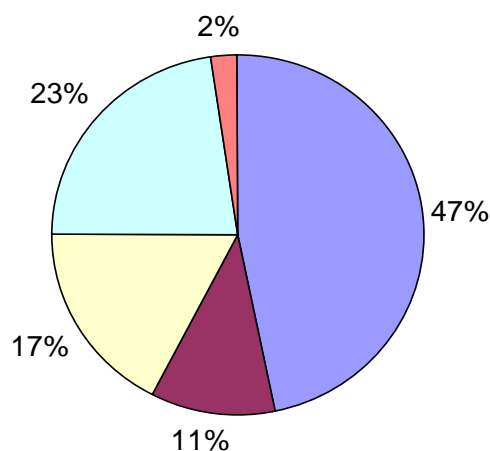


Figure 7.2
Housing Units by Type: 1990



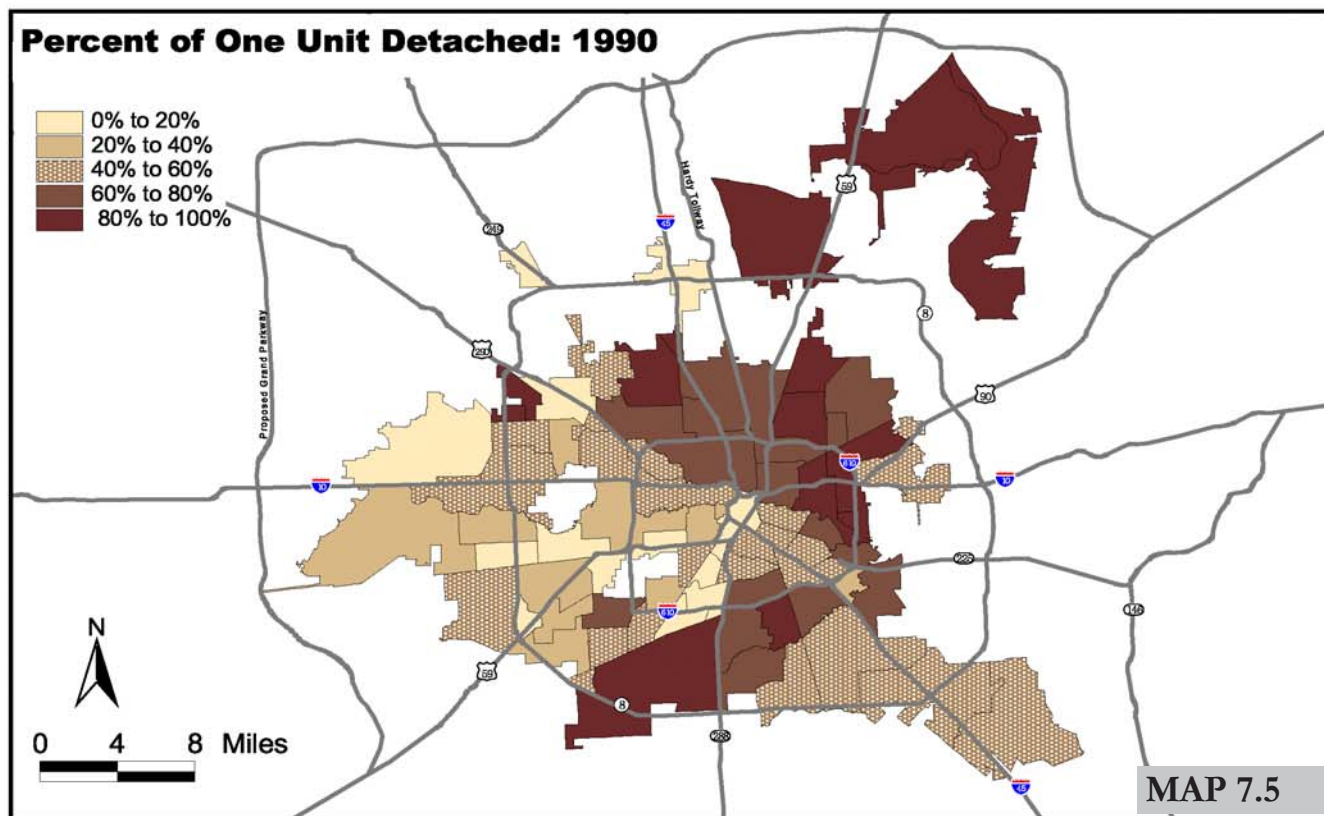
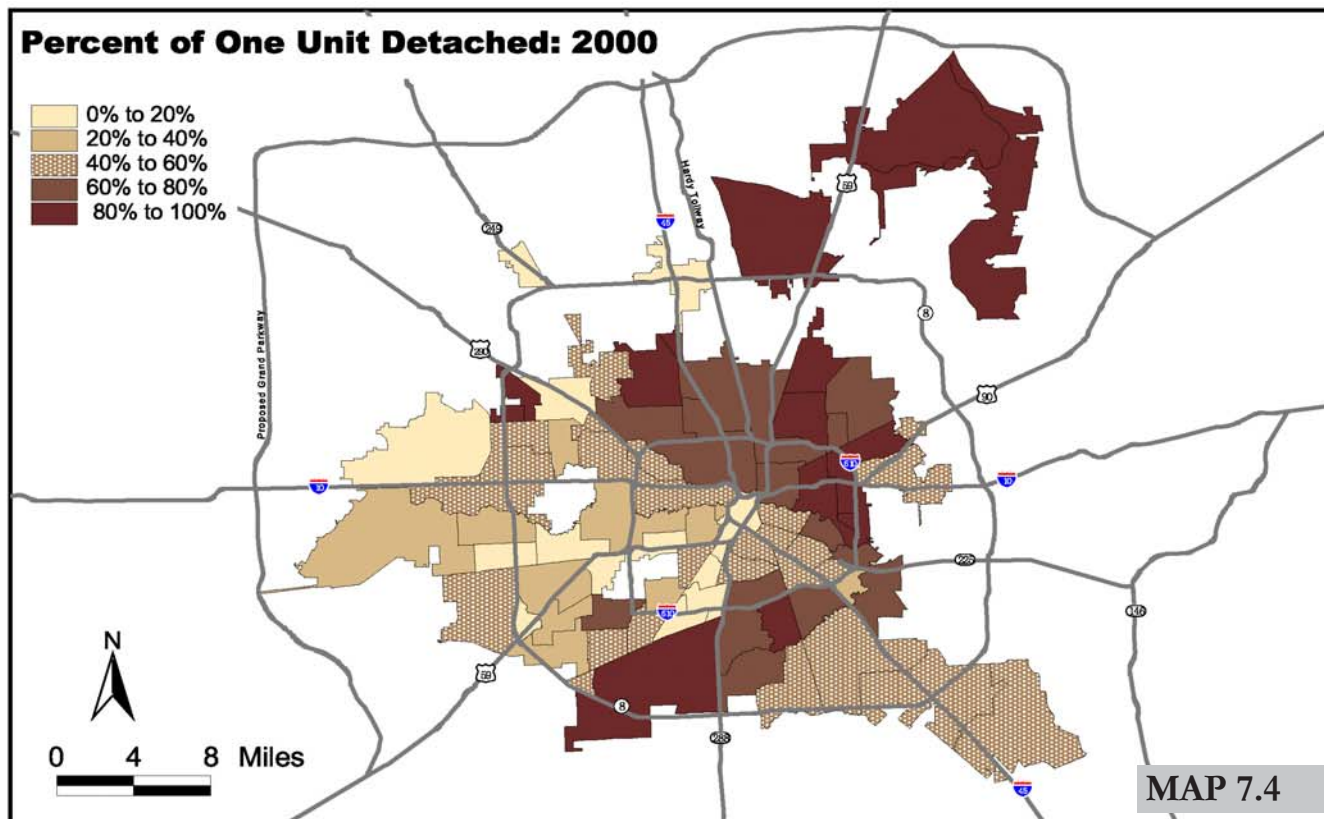
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areas do have substantial numbers of mobile homes (500+). These include Central Southwest, Greater Hobby Area, and Northside/ Northline. These areas saw small increases from 1990 and remained the Super Neighborhoods with the largest numbers of units in this category from 1990 to 2000.

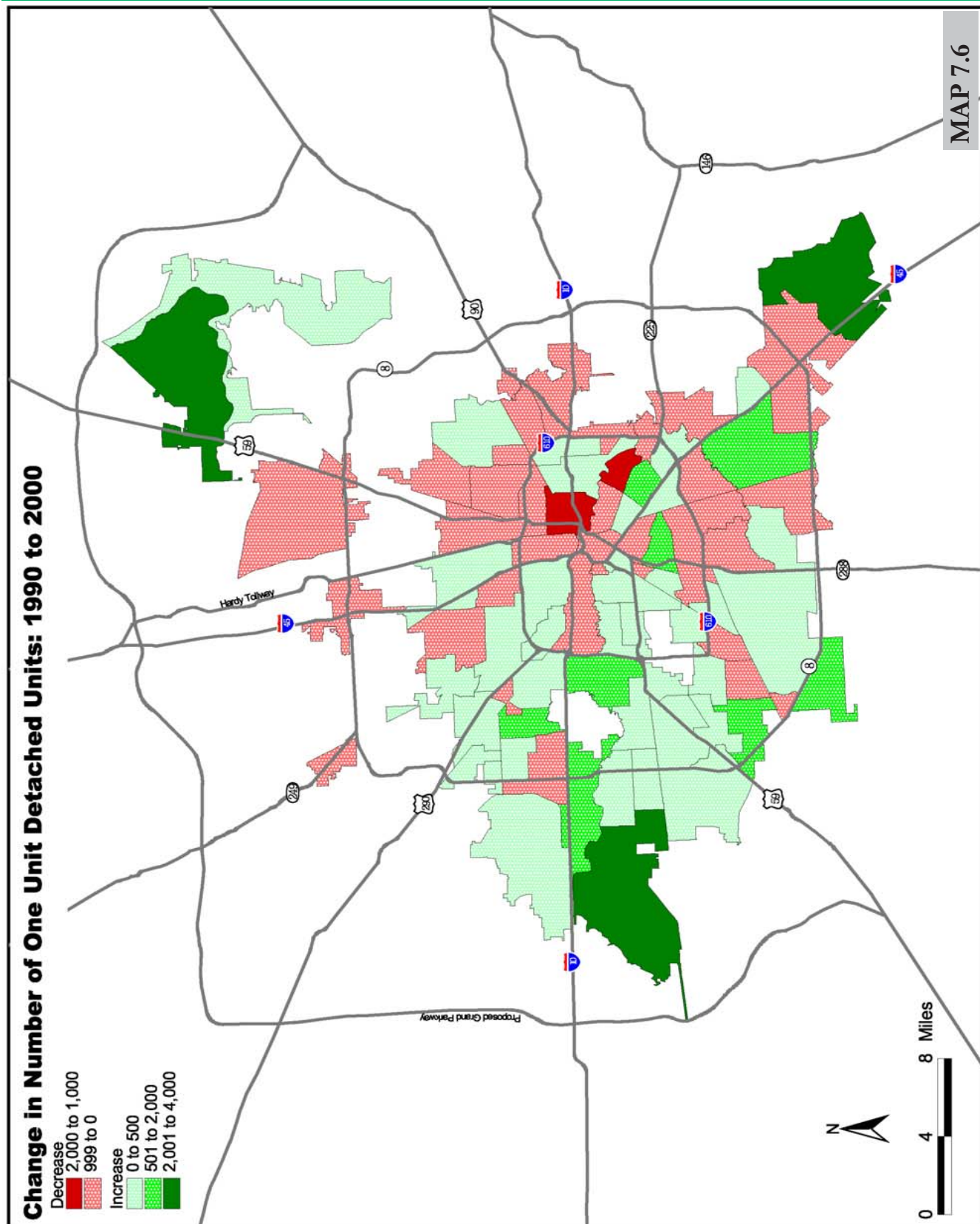
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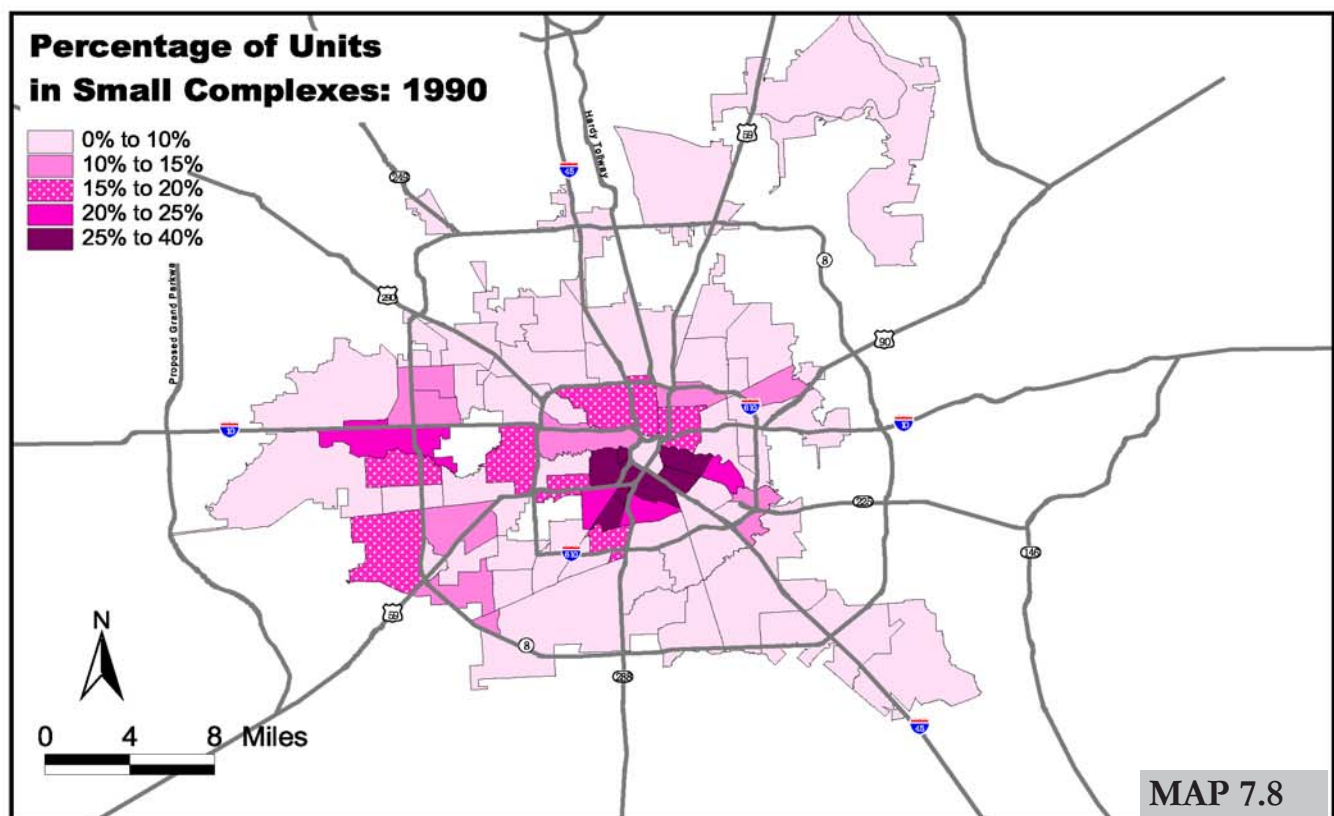
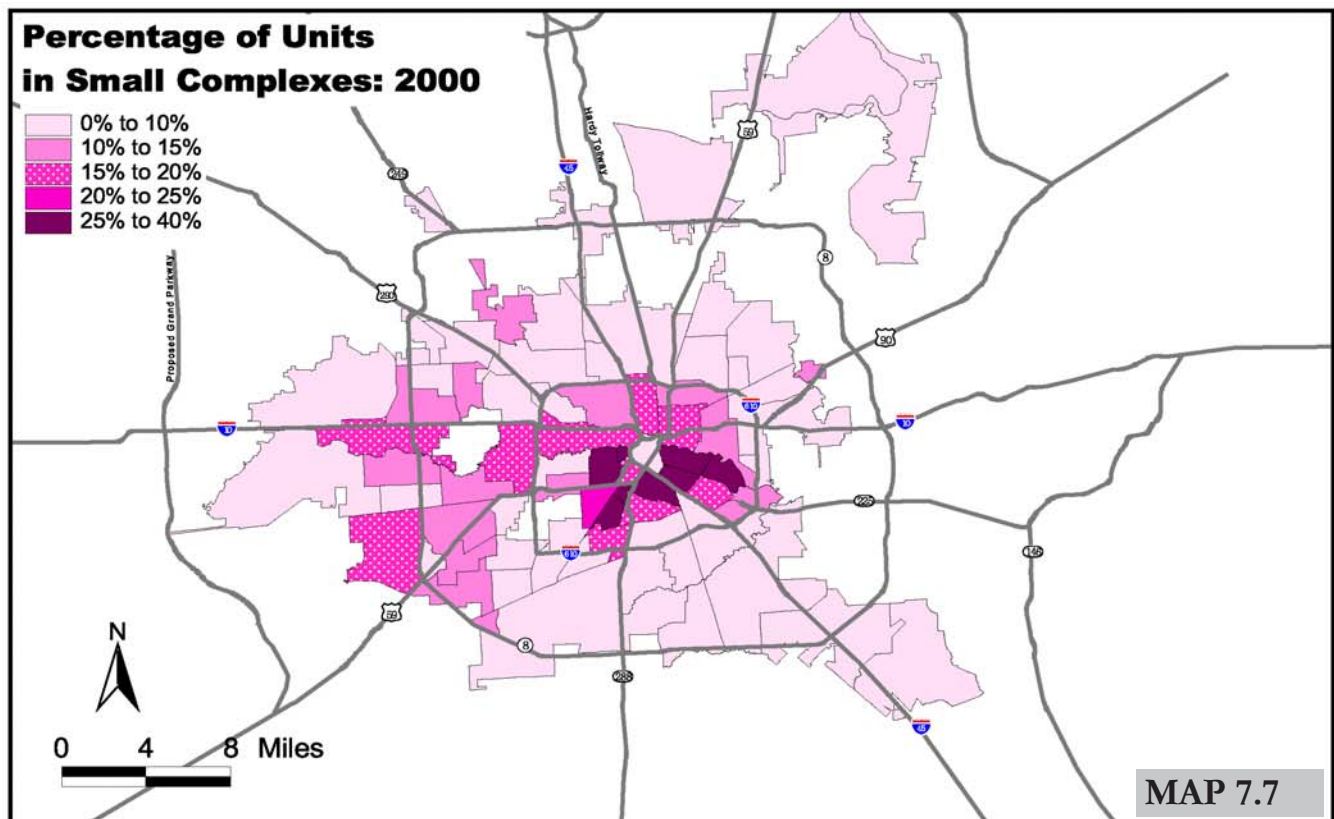
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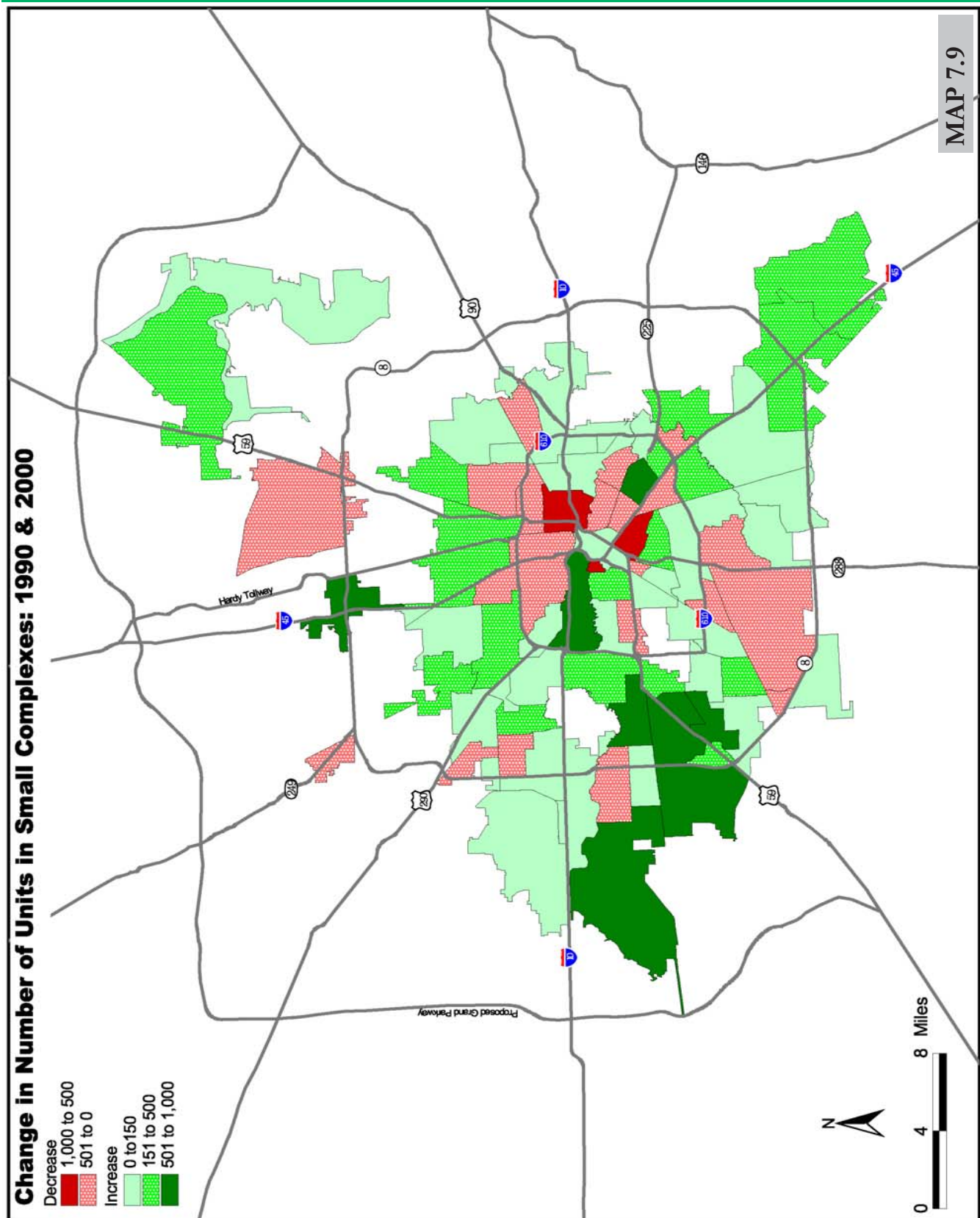
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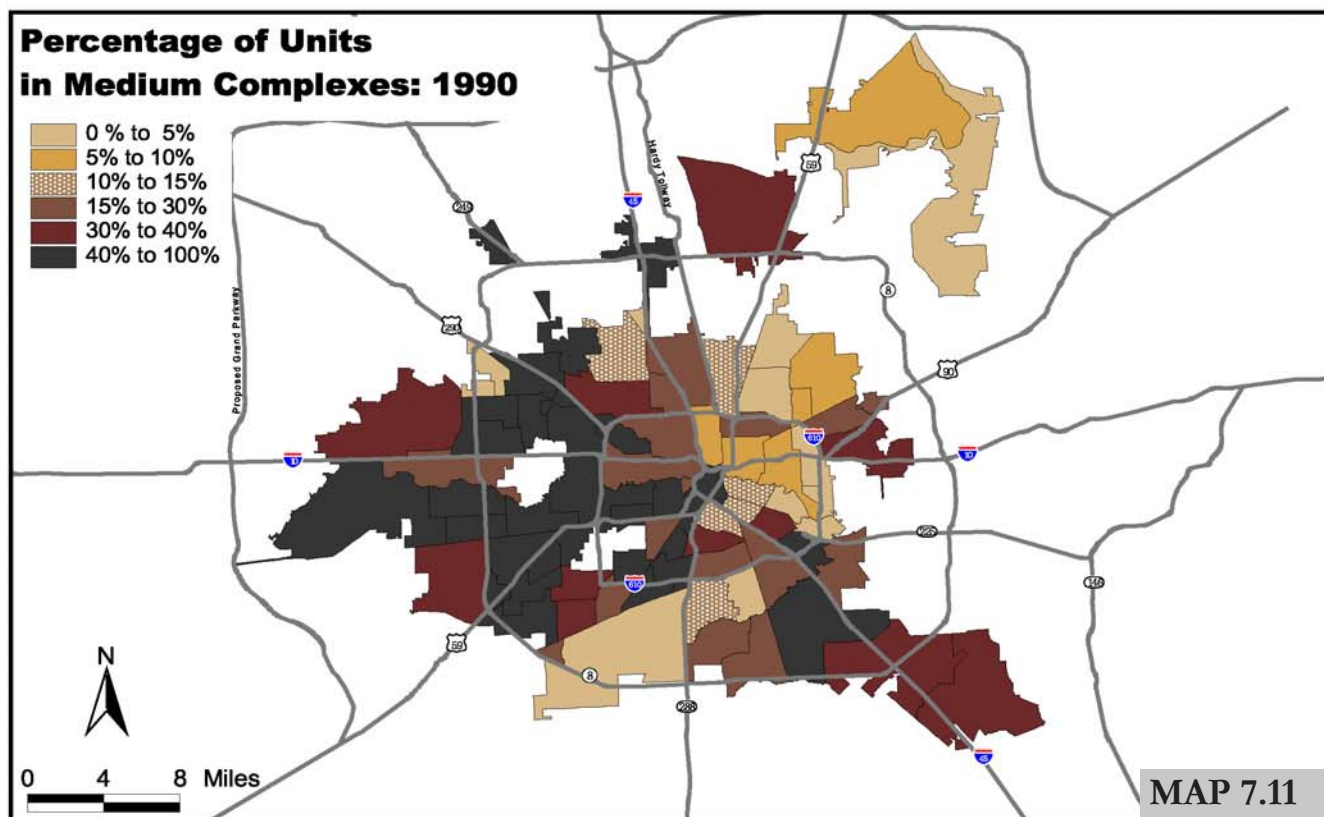
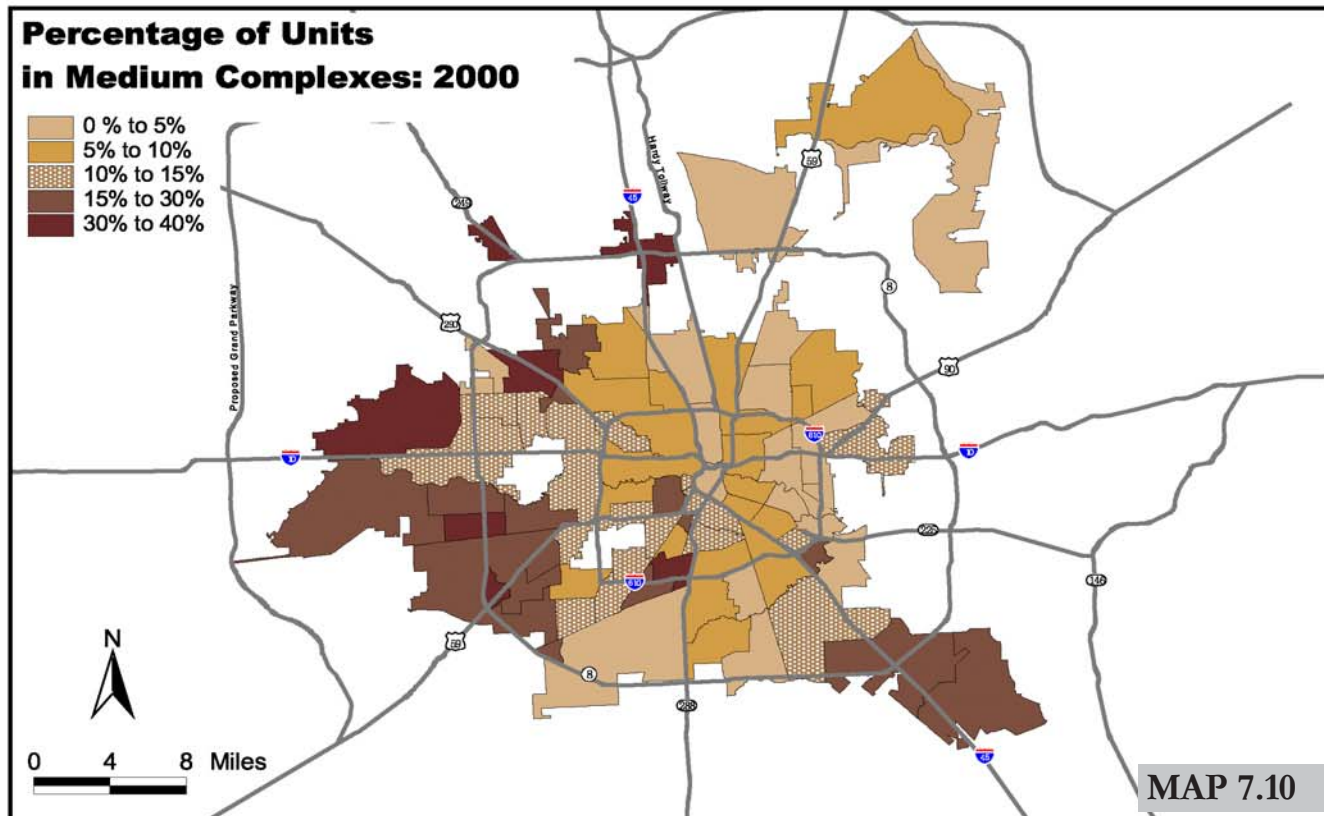
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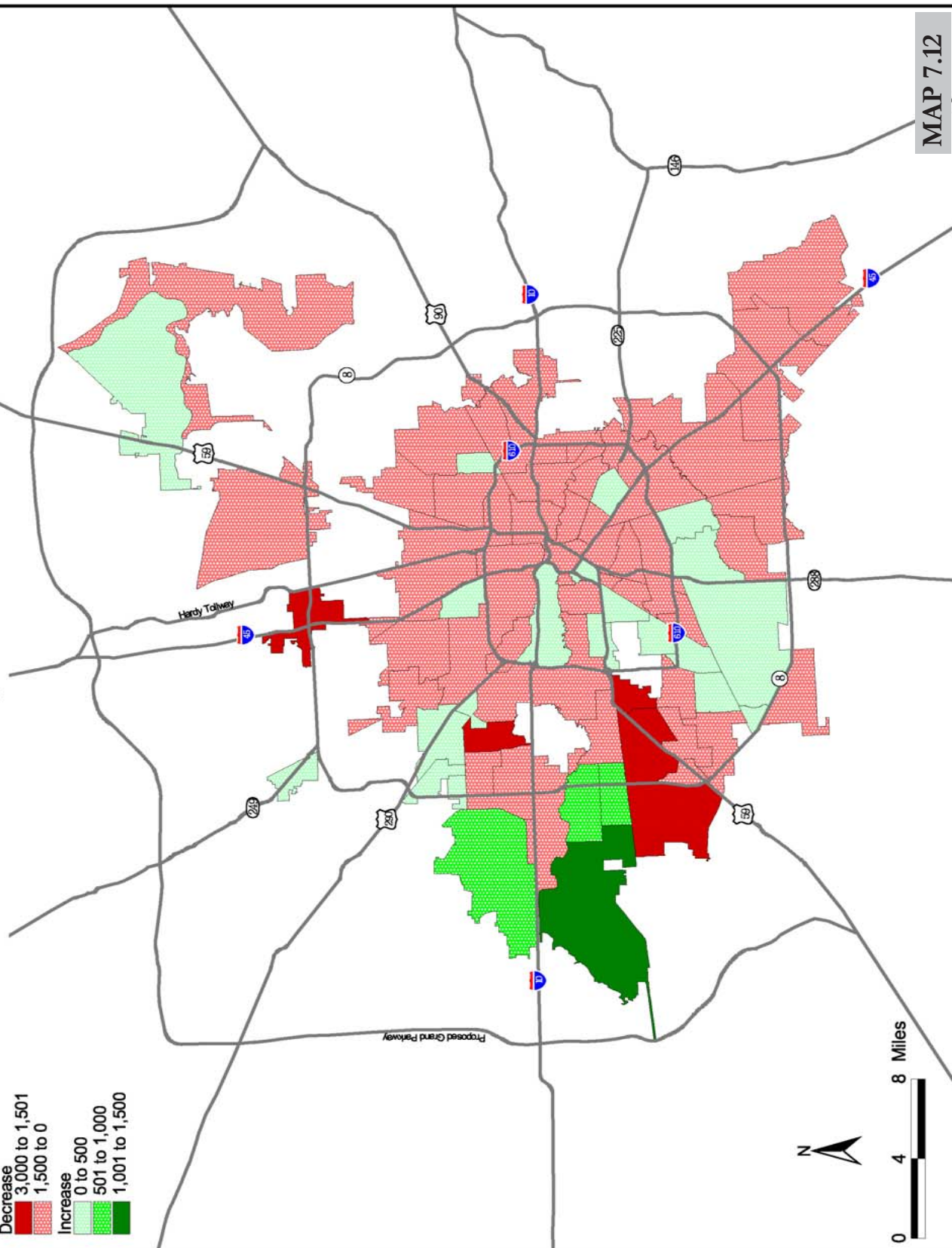
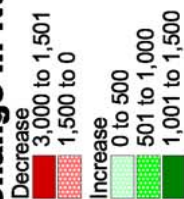


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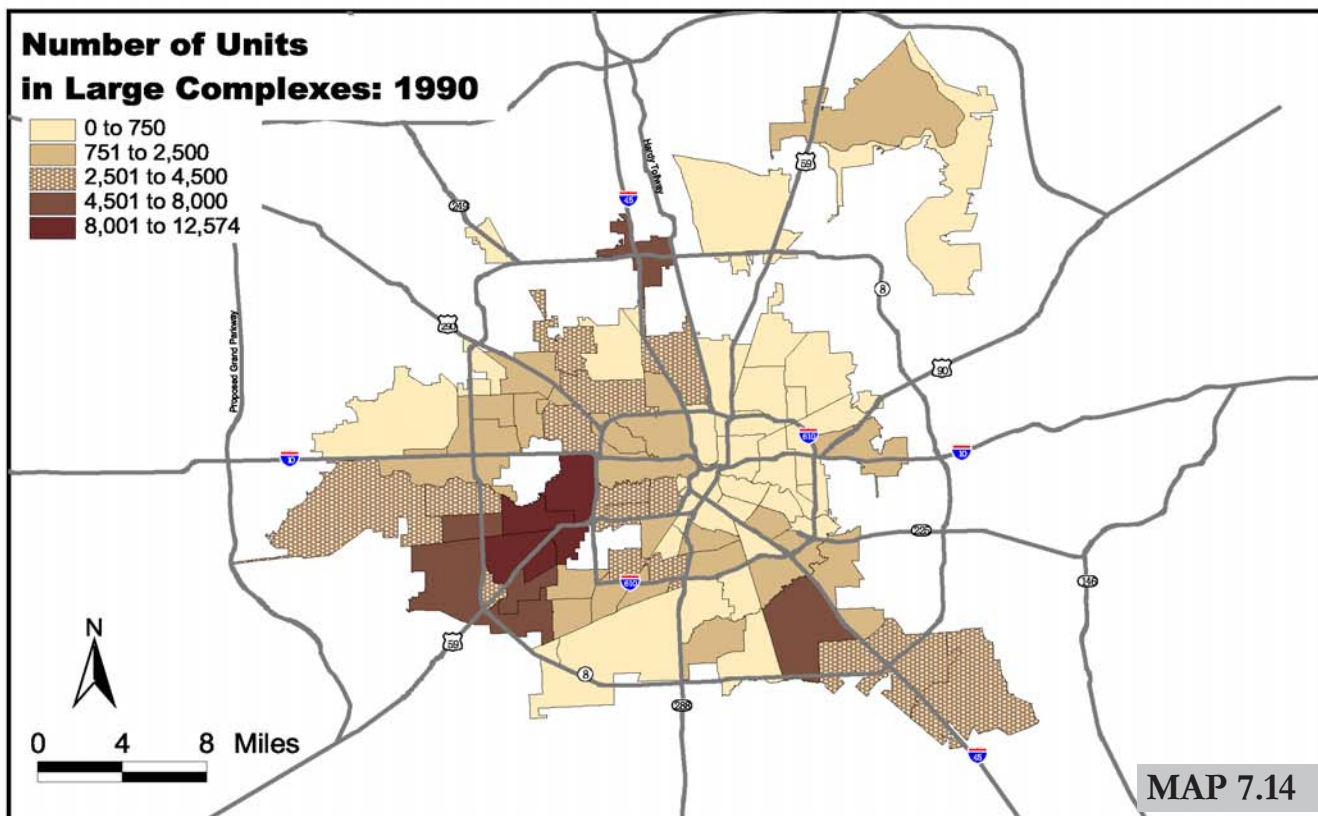
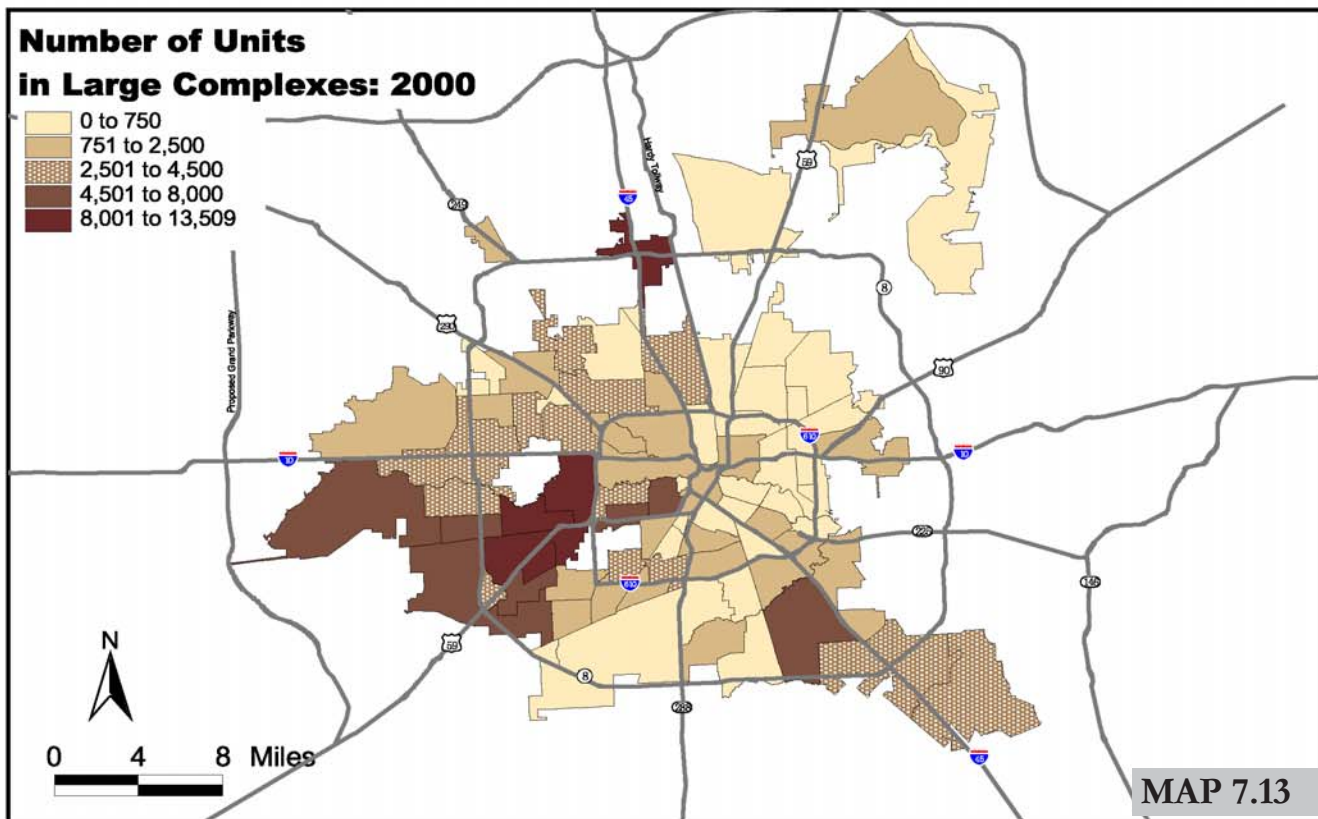
MAP 7.12

Change in Number of Units in Medium Complexes: 1990 to 2000



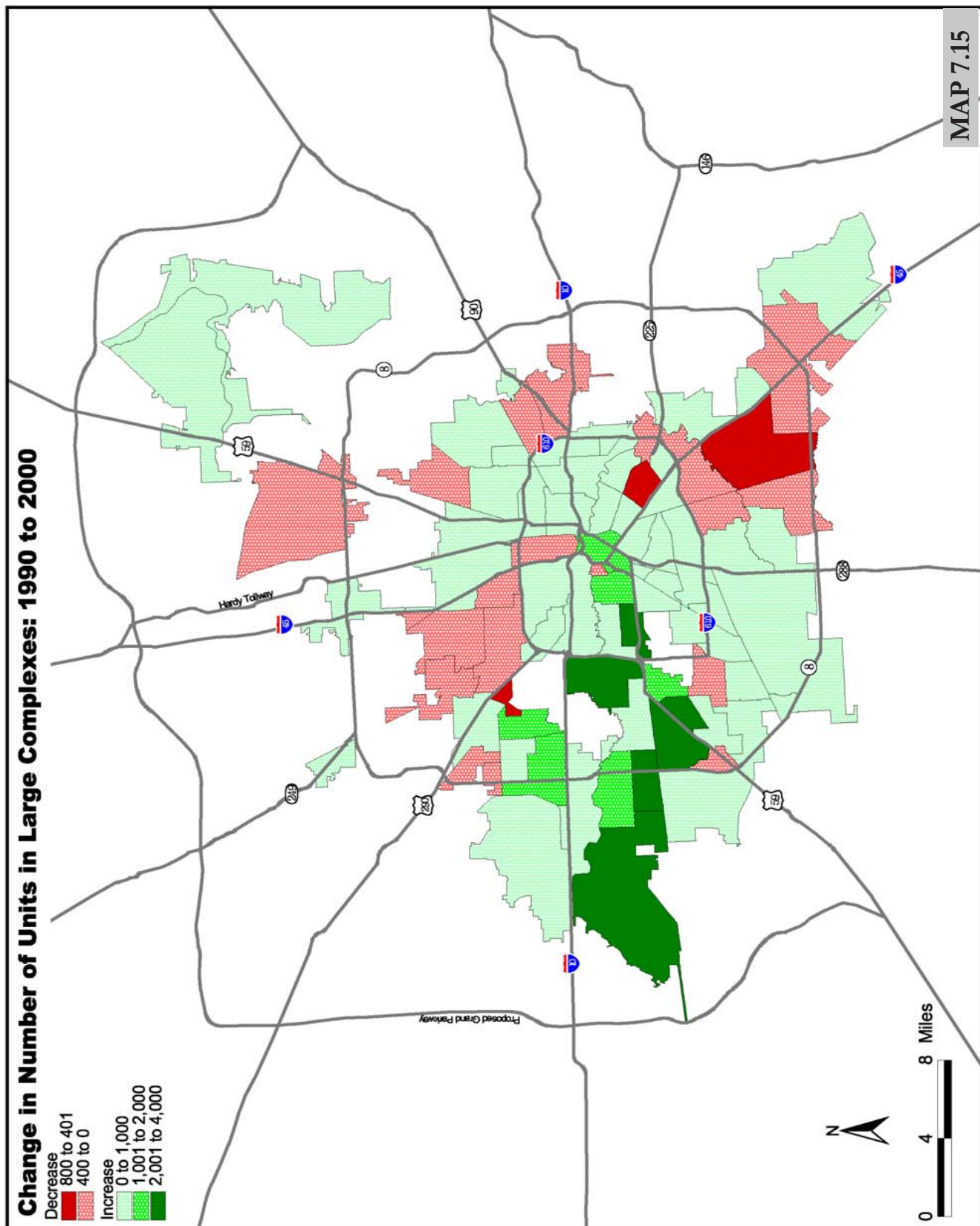
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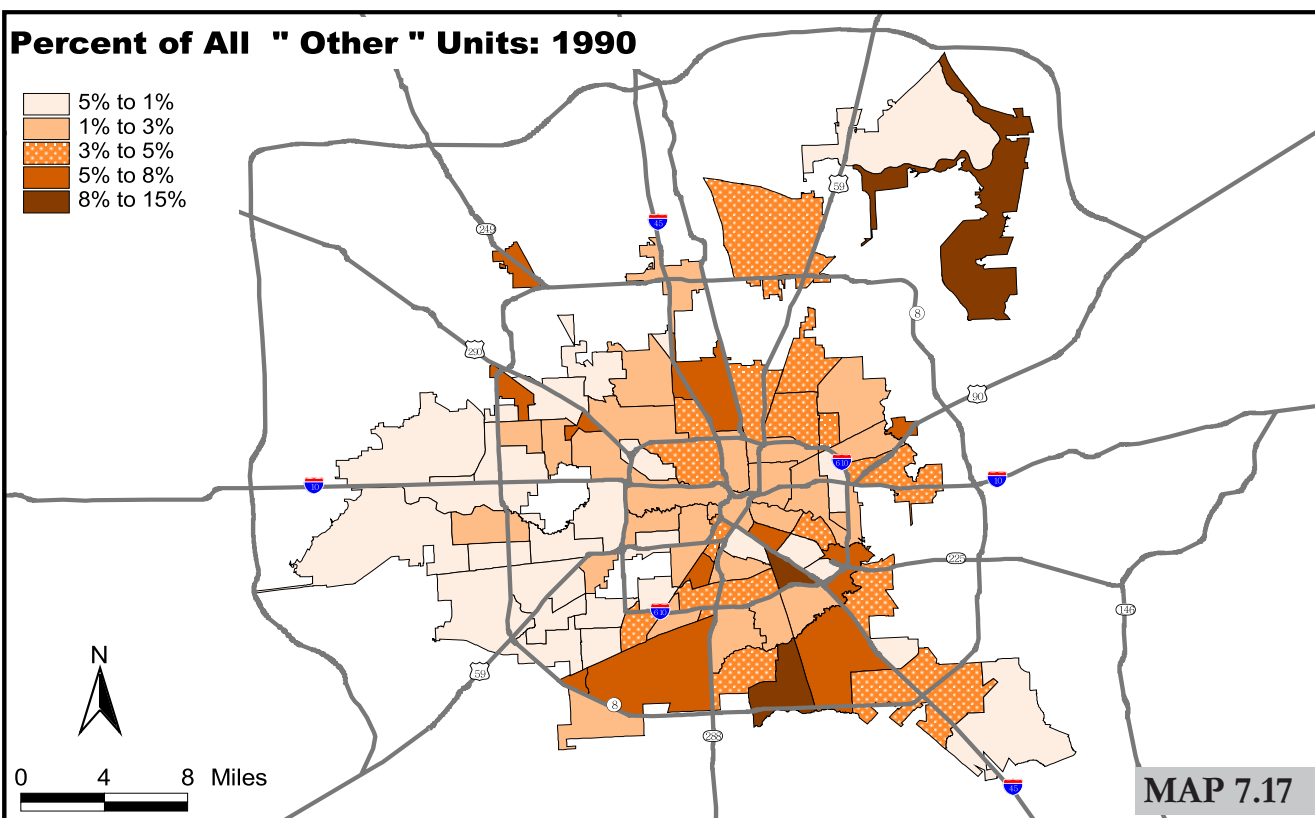
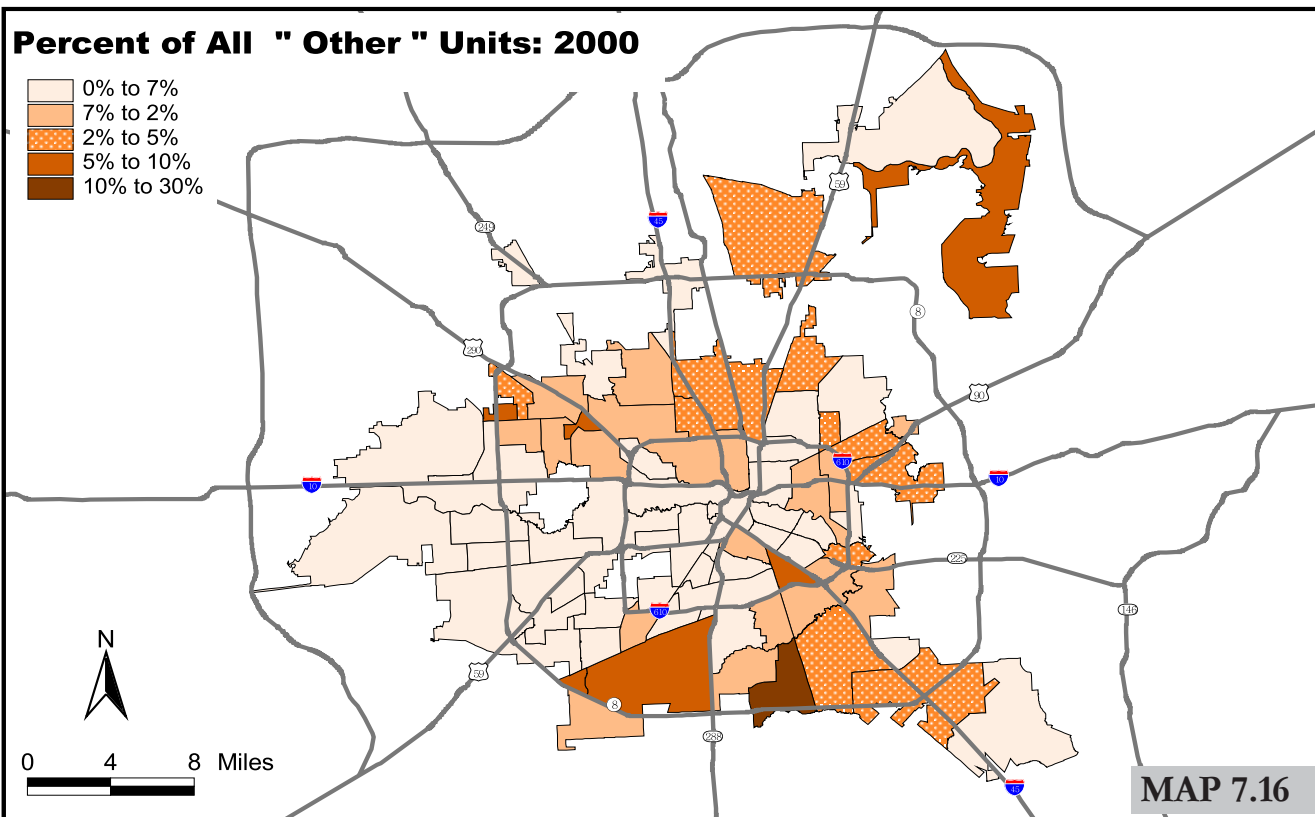
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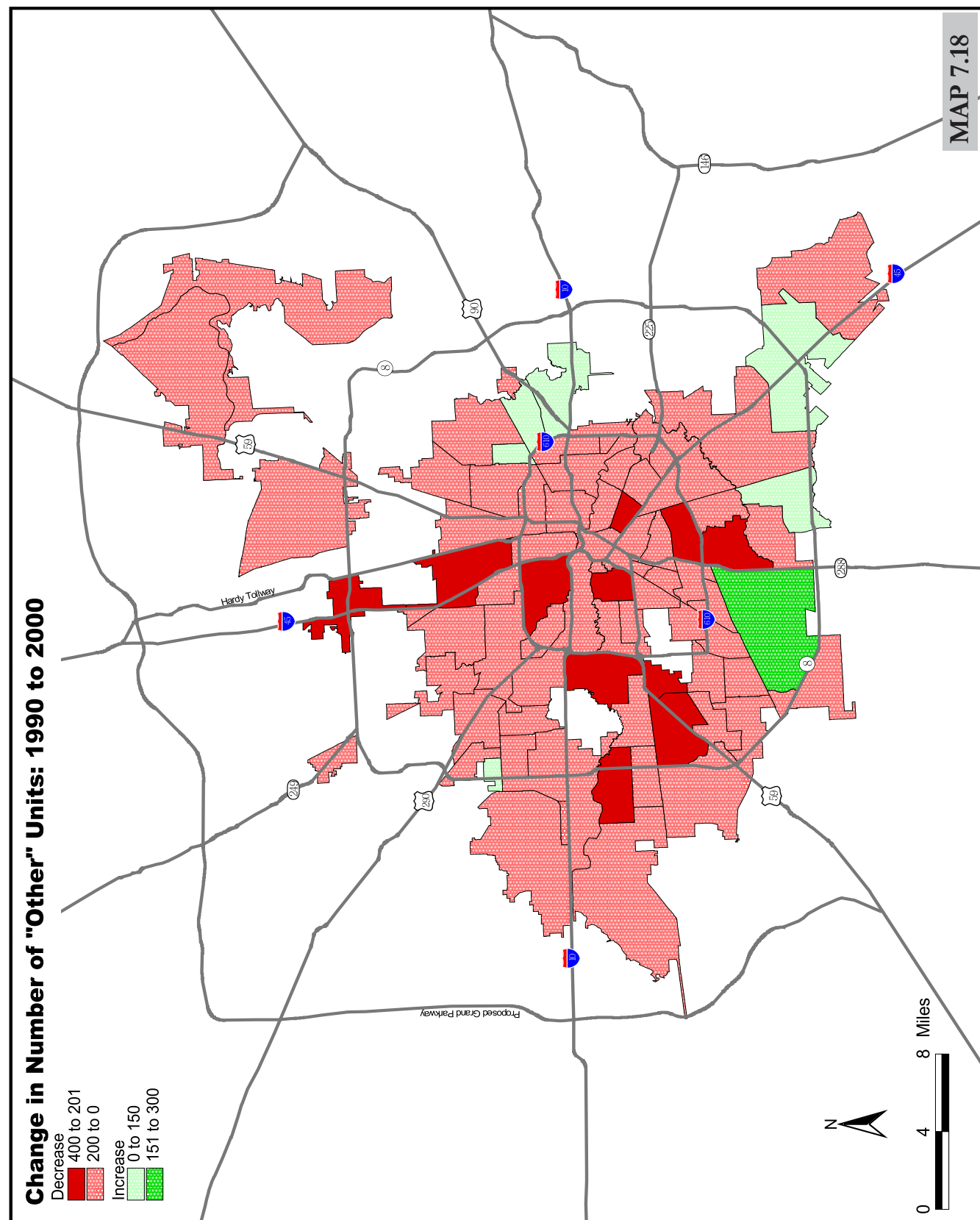
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HOUSING UNITS AND VACANCY

The U.S. Census Bureau considers a housing unit occupied if it is the usual place of residence of the person or persons living in it, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. A housing unit is vacant if no one is living in it, or if it is occupied entirely by people who have a usual residence elsewhere.

In 2000, the greatest numbers of occupied housing units were located in the southwest, Clear Lake and in Kingwood. Alief had the most units (33,128) followed by Sharpstown (29,511) and Greater Uptown (26,802). Carverdale and Fondren Gardens had the fewest units with less than 700.

Vacancy

In 2000, 8% of all units were vacant, a significant decrease from 15% in 1990.

Vacancy rate was highest in Super Neighborhoods inside Loop 610 and on the west outside Loop 610. Downtown and Third Ward each had vacancy rates higher than 19% in 2000. Lowest vacancy rates were in Hidden Valley, Fort Bend/Houston and Meyerland, with less than 3% of their units vacant. Greater Uptown (3,157), Greater Greenspoint (2,929), and Eldridge/ West Oaks (2,613) have more vacant units than any other Super Neighborhoods.

Between 1990 and 2000, most of the Super Neighborhoods in the City experienced a decrease in the number of vacant housing units, with the largest decreases occurring in Super Neighborhoods outside Loop 610 on the

west and southwest. Between 1990 and 2000, the number of Super Neighborhoods with vacancy rate more than 25% decreased from 11 to 1.

Of the Super Neighborhoods that experienced increases in the number of vacant housing units, Eldridge/West Oaks (1,220) and Greenway/Upper Kirby (541) experienced the largest increases.

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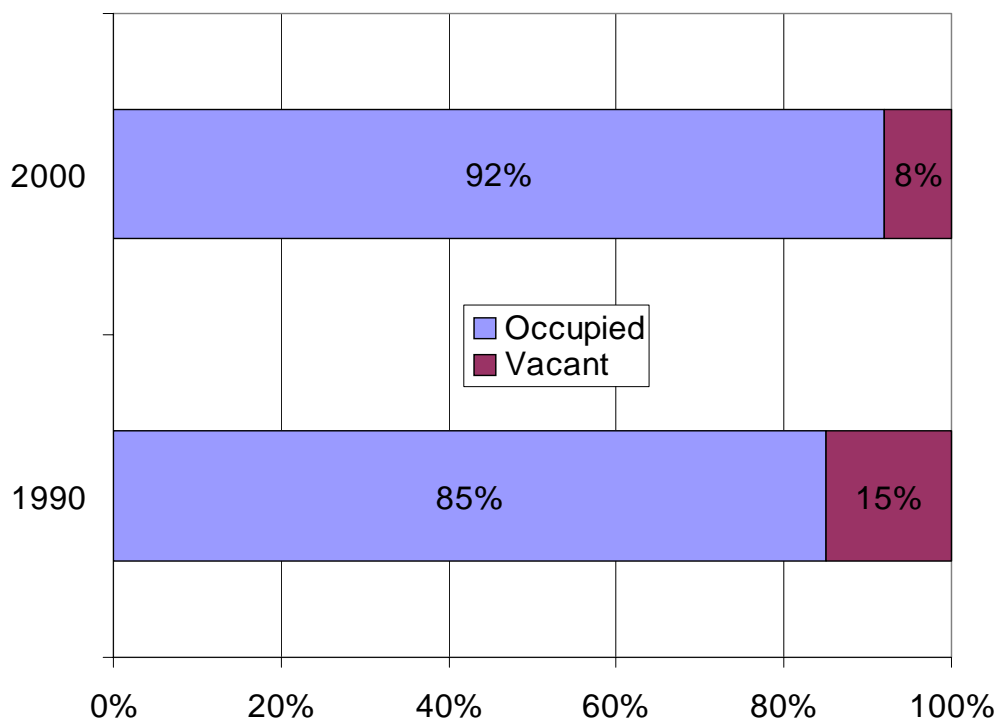
Table 7.3

Housing Units and Vacancy

	Units		#	%
	2000	1990	change	change
Occupied Units	718,231	644,587	73,644	11.4%
Vacant Units	64,147	111,632	(47,485)	-42.5%
Total Units	782,378	756,219	26,159	3.5%

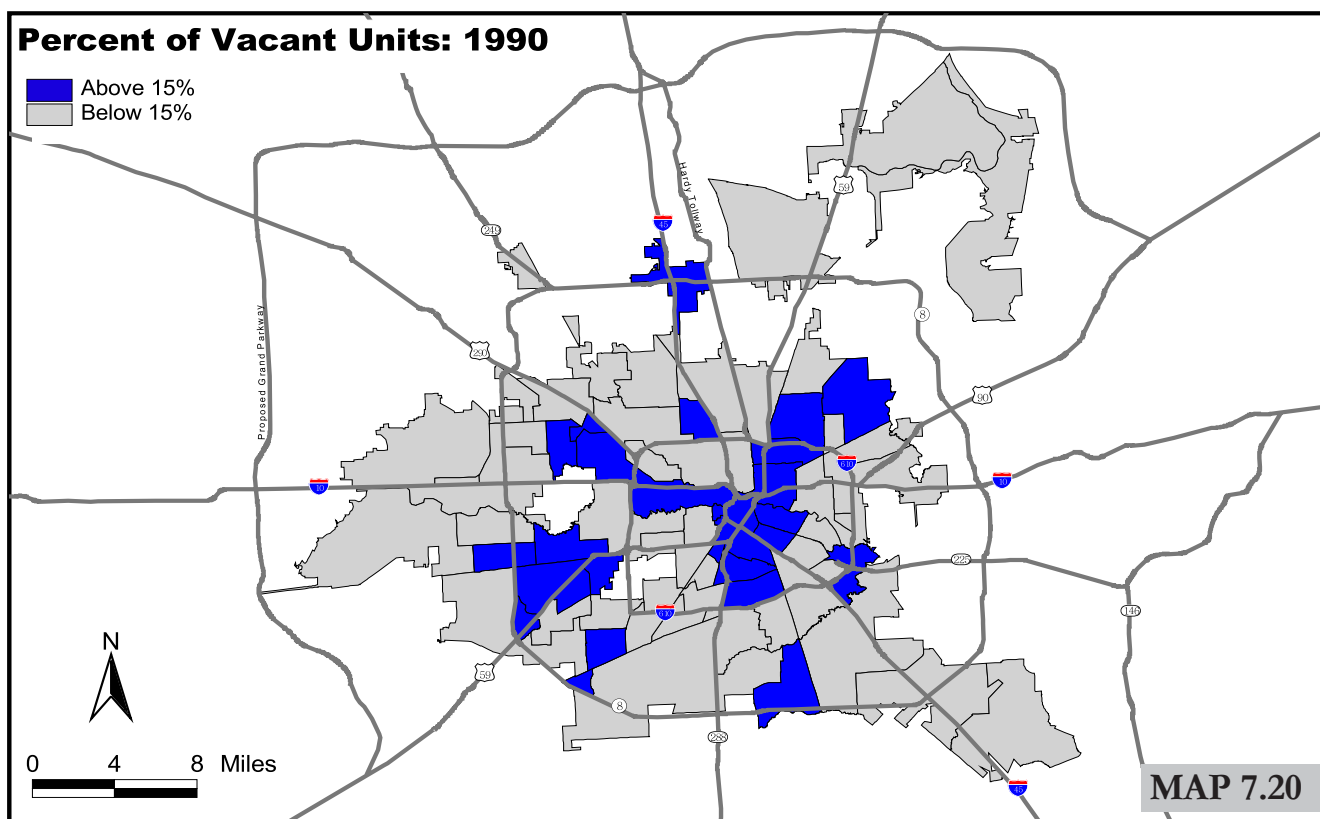
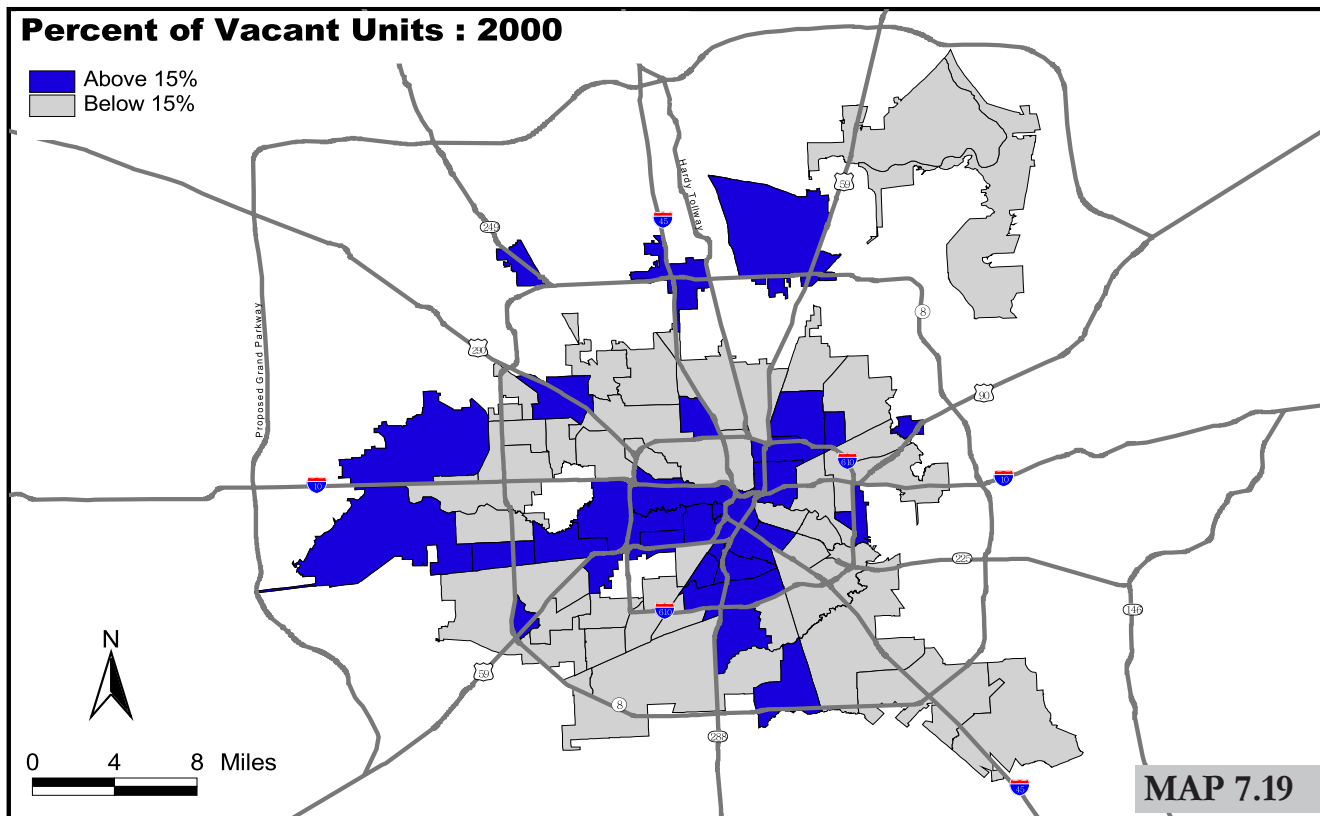
Figure 7.3

Housing Units by Occupancy Status: 1990 and 2000



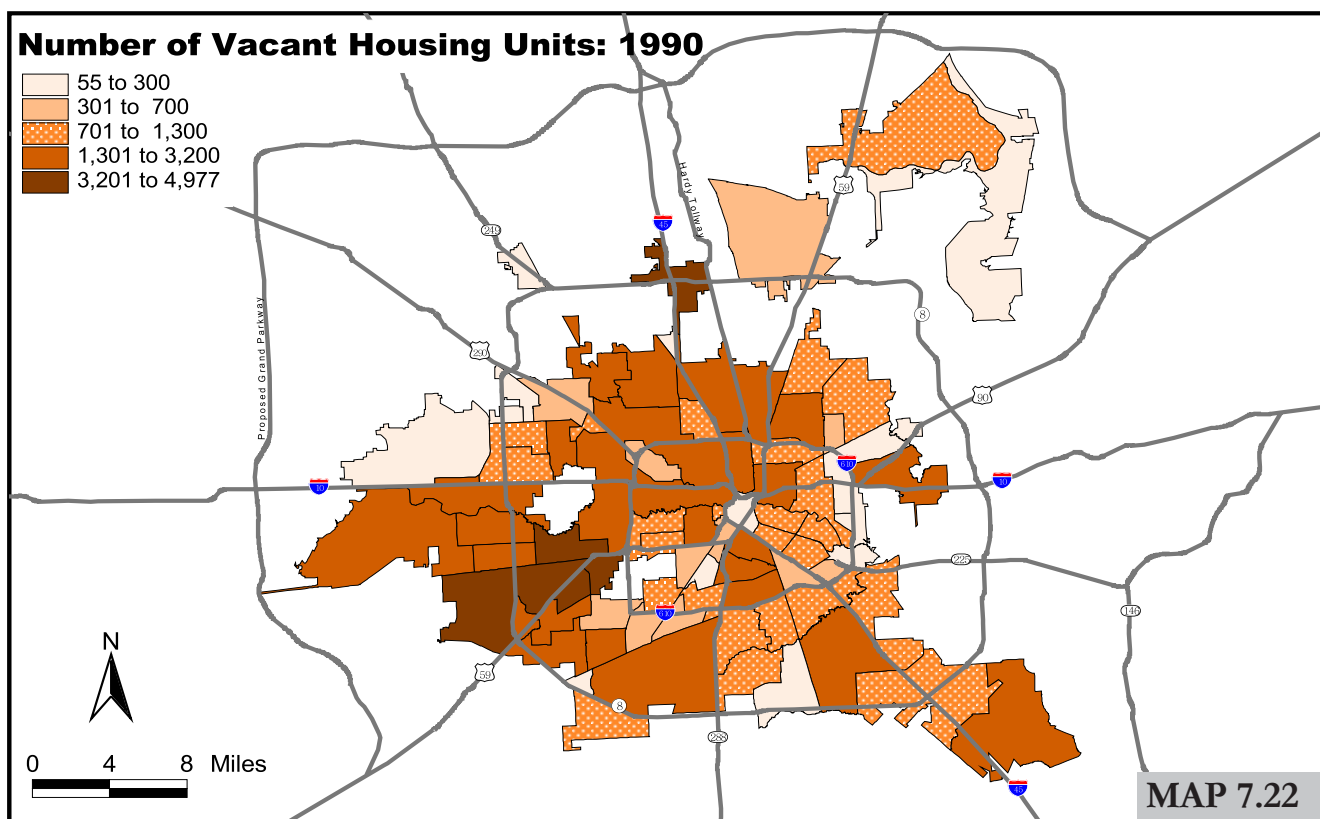
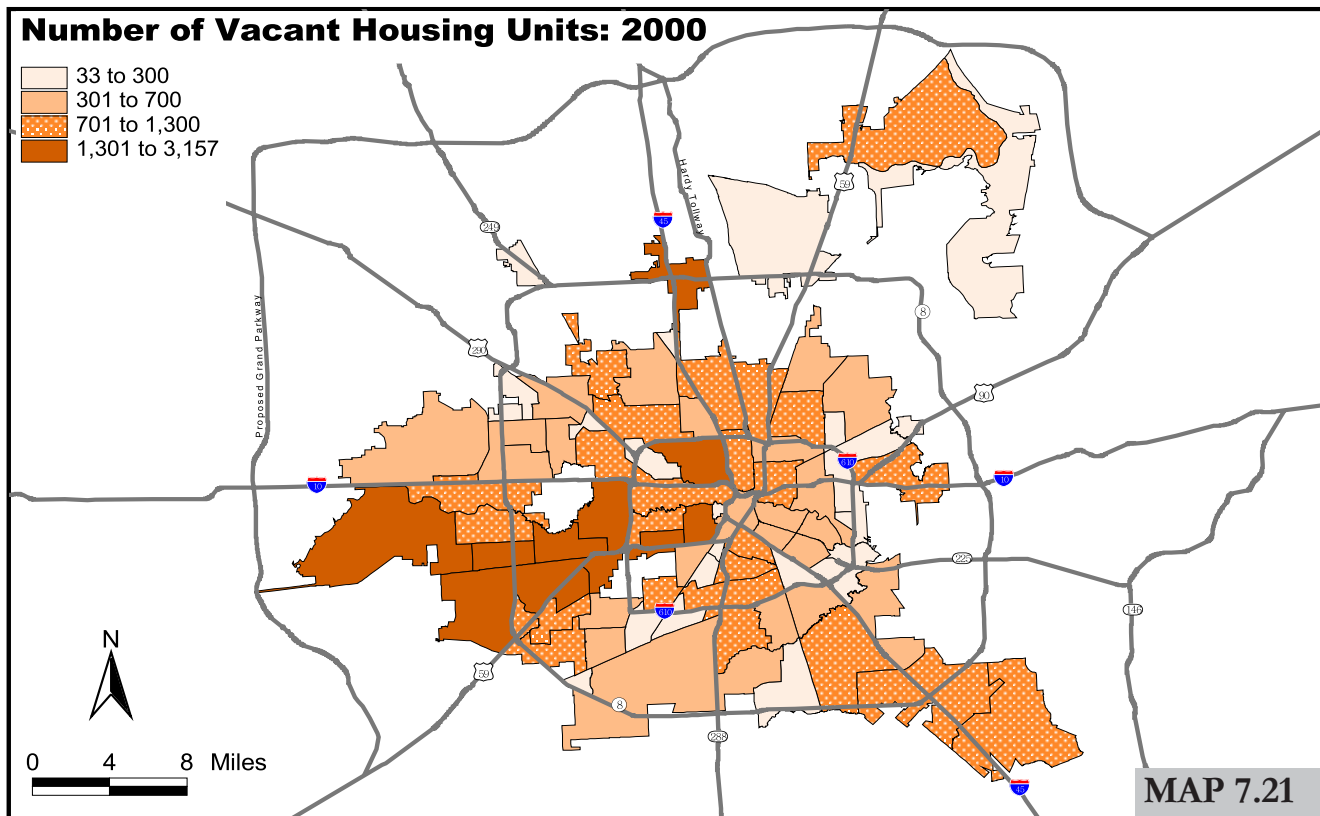
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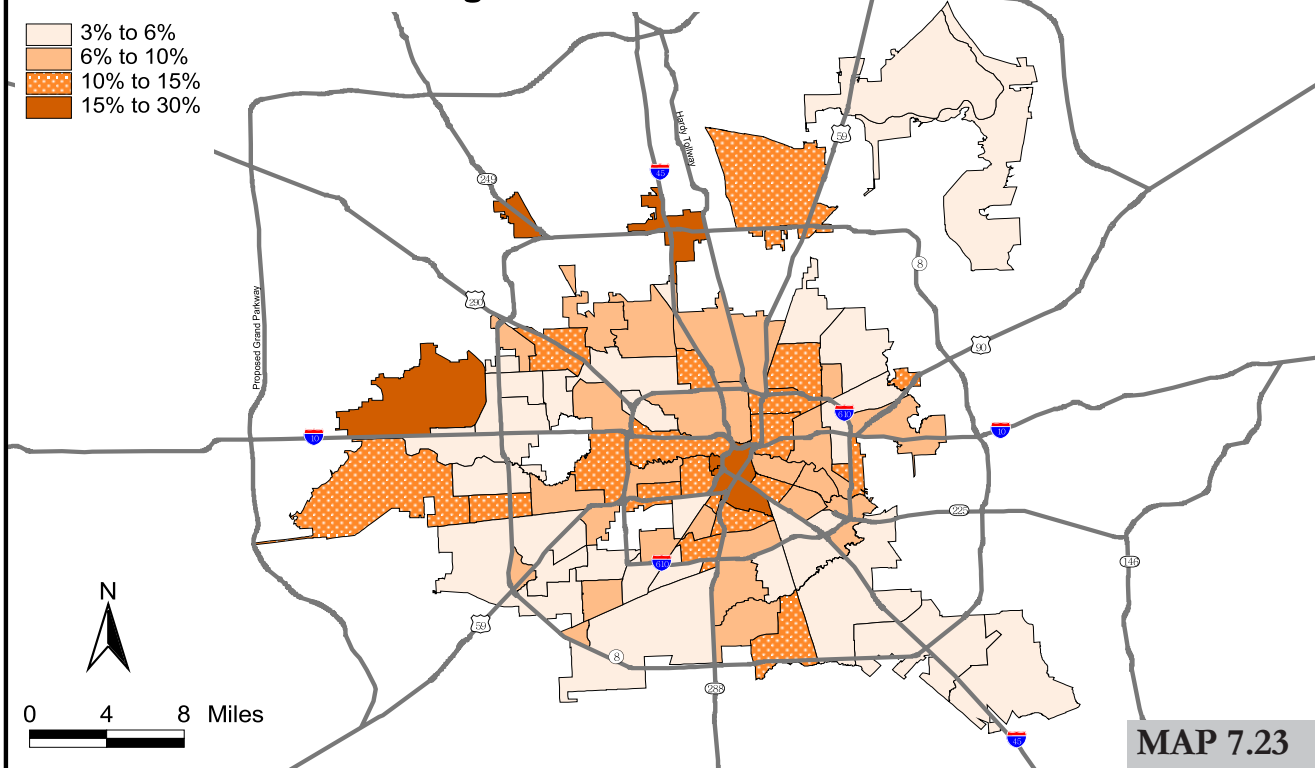
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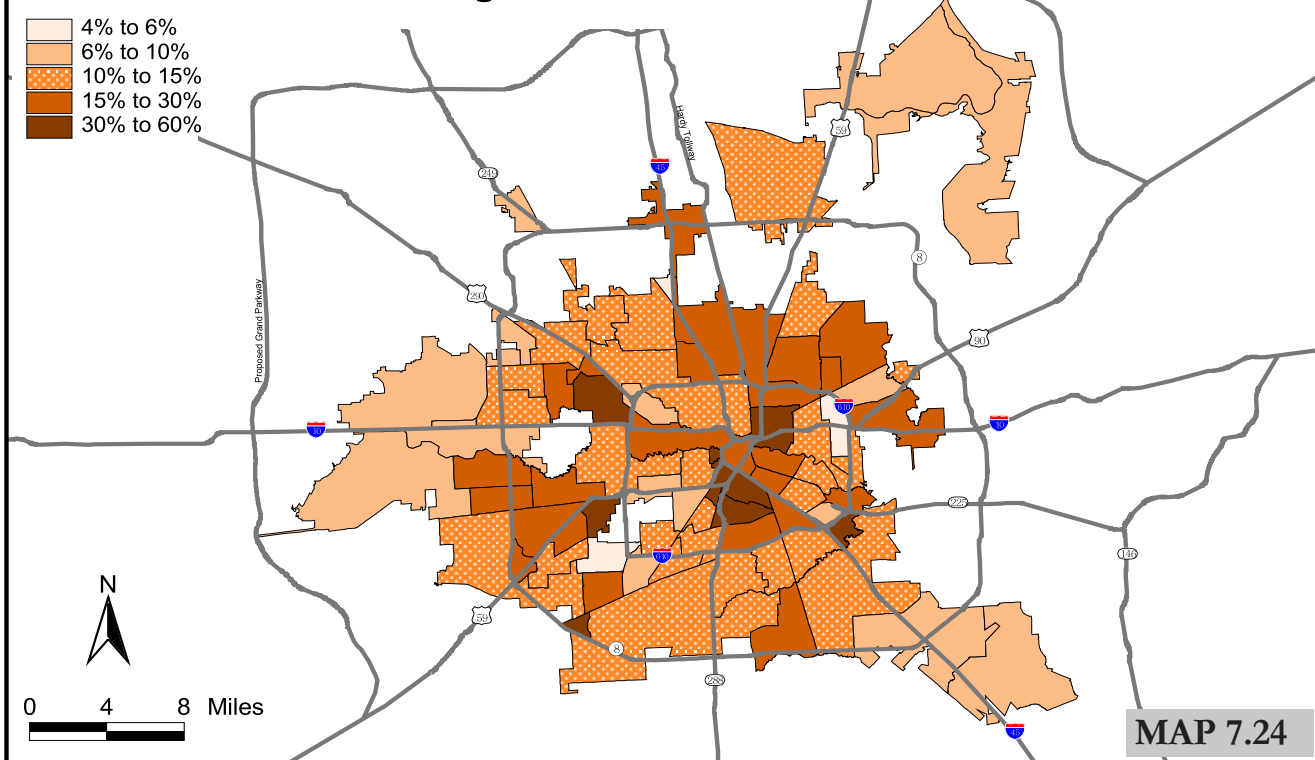
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Percent of Vacant Housing Units : 2000



Percent of Vacant Housing Units : 1990



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